



Zoning Board of Appeals Minutes
May 10, 2022 at 7:00 p.m.
City Hall North Conference Room

Members Present: Boettcher, Nelson, Hay, Bourne, Davis

Staff Present: Petrie

1. Call to Order
2. Roll Call – Chairperson Boettcher chaired the meeting at 7:00 p.m. Commissioner Hay, Nelson, Bourne, Davis and Boettcher were present.
3. Election of Officers
The board nominated Chairperson Boettcher, Vice-Chairperson Hay, Secretary Nelson and the motion carried.
4. Commissioner Nelson moved to approve the December 7, 2021 minutes. Commissioner Hay seconded and the motion carried.
5. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion – None.
6. #1-2022 – 2109 Crescent Avenue
Commissioner Nelson introduced the variance request to allow for an addition within the 8 feet setback on the side, this encroachment would be 6 feet located at 2109 Crescent Avenue.

Mr. Petrie presented the request noting this property is zoned R-1, and is approximately 12,871 square feet in lot size. The existing detached garage would be removed with the project and the new addition would be approximately 2 foot from the property line. The proposed garage would have a new entrance/mud room area to the existing home and garage space for storage and vehicles.

Chris and Becky Carpenter, 2109 Crescent Avenue, noted that the existing garage does not meet their needs and had issues with vandalism. The addition would be used for their handy business, tool storage and two vehicles stored in the garage. He noted that the neighbor to the east did not have an issue with the proposed addition.

Commissioner Nelson asked about the addition, in particular about the proposed mud room and entrance.

Mr. Carpenter, noted this would be an addition to the home and is approximately 6 foot by 18 foot to allow for storage.

Commissioner Nelson questioned if the garage could be in the backyard where the trees are located.

Mr. Carpenter said the slope of the backyard is a challenge and the new garage would take up the entire yard. He noted the existing patio area and trees would need to be removed.

Commissioner Bourne questioned about the roofline and about the front setback, regarding the 6 foot pushback from the existing home.

Mr. Carpenter noted there is a basement window and that is where the electrical comes from the street to the house.

Commissioner Nelson noted the findings of facts for the proposed addition. Commissioner Hay seconded. Motion denied (0-5).

7. Future Agenda Items and Announcements. Mr. Petrie noted there will not be a meeting in June due to the lack of agenda items.

8. Chairperson Boettcher adjourned the meeting at 7:48 p.m.

A handwritten signature in black ink, appearing to read "Dave Nelson", written over a horizontal line.

Dave Nelson, Secretary